

PROPERTY OWNERS' ASSOCIATION OF HILLTOP LAKES, INC.
SPECIAL BOARD OF DIRECTORS' MEETING
June 15th, 2026
Tonkawa Room
CLOSED SESSION @ 4:30 P.M. AND OPEN SESSION @ APPROX. 5:30 P.M.

MINUTES

Present: President Tommy Raymond, Vice President Sadie Kline, Treasurer Tiffani McKinney, Secretary Tony Hatcher, and directors Doug Johnson, Colleen Majoue, Ray Escoto, Farrell Butler and Sylvia Guzman

- I. Call to Order – Directly into Executive Session (Closed) – The board will convene in Executive Session as authorized under Section 200.0051, Open Board Meeting, Subsection (C) to discuss:
 - a. Confidential Property Owner Matters
 - b. Potential Contracts
 - c. Personnel
 - d. Legal
 - e. Other
- II. Call to Order – Open Session (approximately 5:30 p.m.) – 5:43 meeting called to order by President Tommy Raymond
- III. Invocation & Pledges - Invocation and Pledges given by Colleen Majoue
- IV. Approval of Agenda – Raymond Escoto moved to amend the agenda to include a "Members to Be Heard" agenda item. Doug Johnson seconded the motion. The motion carried unanimously.
- V. Recap of Closed Session – June 15th, 2026 – President Tommy Raymond reported that, during the closed session, the Board discussed potential contracts and personnel matters.
- VI. Old Business – Discussion
 - a. Fourth of July Updates - Vice President Sadie Kline provided an update on the Fourth of July celebration, including the fireworks schedule and cost, vendors, event timeline, planned activities, and the date of the next planning meeting.
 - b. Landscaping Updates – Secretary Tony Hatcher provided an update on the landscaping contractor, including the status of ongoing landscaping work and contractor-related matters.
- VII. New Business – Discussion
 - a. Housekeeping Hotel and Villas Updates - Vice President Sadie Kline provided an update on housekeeping services for the hotels and villas. She reported that the Board has contracted a local Leon County cleaning service at a flat rate rather than an hourly rate to clean the hotels and villas. Treasurer Tiffani McKinney noted that this approach is more cost-effective and will improve the guest experience. Ruby will be responsible for coordinating with the cleaning service regarding which rooms require cleaning.
- VIII. Announcements - Sylvia Guzman provided an update on the lakes and ponds, reporting that university professors will visit Hilltop Lakes to evaluate water quality and provide lake testing education. She stated that proactive measures are being taken to improve lake health.
- IX. Members to be heard:
 - **Randy Schiamara** questioned the trail fee increase and raised concerns regarding golf course enforcement. Treasurer McKinney clarified that the increase was due to required state sales tax.

- A property owner raised questions regarding 911 readdressing. Vice President Sadie Kline stated she would seek additional information and provide an update at the next meeting.

X. Adjourn – 6:15 Vice President Sadie Kline made a motion to adjourn. Raymond Escoto seconded. Unanimously approved.

NOTES:

- 1) Open Session recorded and uploaded to the members' only area of the website the following business day.
- 2) Video recording/Livestreaming of the meeting will be permitted, approved by the Board of Directors.
- 3) Committee Reports attached to financial report handouts.

Kyla LeMoine

Prepared By: Kyla LeMoine

7-23-2020

DATE

Raymond Escoto

Approved By: Raymond Escoto, President

7-23-2020

DATE